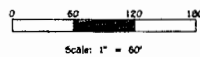
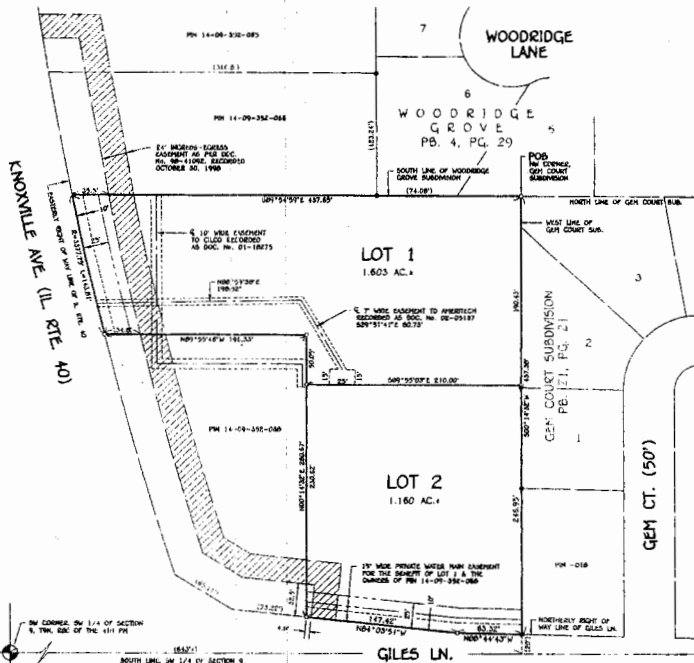


FINAL SUBDIVISION PLAT OF UNES SUBDIVISION

A SUBDIVISION OF PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION NINE (9),
TOWNSHIP NINE (9) NORTH, RANGE EIGHT (8) EAST OF THE FOURTH PRINCIPAL MERIDIAN,
CITY OF PEORIA, PEORIA COUNTY, ILLINOIS

AUSTIN ENGINEERING CO., INC.
LICENSE NO. 184-001143
PEORIA, ILLINOIS
SCALE: 1" = 60'



LEGEND

- SUBDIVISION BOUNDARY
- BUILDING SETBACK LINE (25')
- UTILITY EASEMENT LINE
- 210.00' MEASURED OR COMPUTED DIMENSION
- PLATTED DIMENSION
- IRON PIPE FOUND
- WOOD PIPE SET

TRACT BEING SUBDIVIDED IS
PIN 14-09-352-067

GENERAL NOTES:

AREA OF SUBDIVISION = 2.763 ACRES.
NO PART OF THIS SUBDIVISION IS WITHIN A SPECIAL FLOOD HAZARD AREA.
DIMENSIONS ARE BASED ON AN ASSUMED SURFACE.
PHYSICAL ACCESS TO LOT ONE IS VIA AN EXISTING ACCESS-EGRESS EASEMENT RECORDED AS DOC. NO. 98-41092.
PHYSICAL ACCESS TO LOT TWO IS VIA AN EXISTING EGRESS-INGRESS EASEMENT RECORDED AS DOC. NO. 98-41092.
LOT ONE IS SUBJECT TO A "DECLARATION OF EASEMENT" AS RECORDED IN DOC. NO. 98-41092.
LOT ONE IS SUBJECT TO THE PROVISIONS OF A "RECREATIONAL EASEMENT AGREEMENT FOR PLEASURE AND UTILITY", AS RECORDED IN DOC. NO. 01-09009.

LEGAL DESCRIPTION OF TRACT TO BE RECORDED AS "UNES SUBDIVISION"

A PART OF THE SOUTHWEST QUARTER OF SECTION NINE (9), TOWNSHIP NINE (9) NORTH, RANGE EIGHT (8) EAST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF PEORIA, PEORIA COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF GEN. COURT SUBDIVISION, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SAID SECTION NINE (9), THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 21, PAGE 21 IN THE PEORIA COUNTY RECORDER'S OFFICE, THENCE SOUTH 00°-14'-32" WEST, (BEARING ASSUMED FOR PURPOSE OF DESCRIPTION ONLY), ALONG THE WEST LINE OF SAID GEN. COURT SUBDIVISION AND SAID LINE EXTENDED, 437.38 FEET TO THE NORTHEASTLY CORNER OF WAY LINE OF GILES LANE, THENCE NORTH 80°-44'-48" WEST, ALONG SAID NORTHEASTLY CORNER OF WAY LINE, 83.32 FEET; THENCE NORTH 81°-00'-51" WEST, ALONG SAID NORTHEASTLY CORNER OF WAY LINE, 147.42 FEET; THENCE NORTH 00°-14'-32" EAST, 380.67 FEET; THENCE NORTH 00°-55'-48" WEST, 198.83 FEET TO THE EASTERN RIGHT OF WAY LINE OF CLEVELAND AVENUE, ILLINOIS ROUTE 401, THENCE NORTHEAST, ALONG SAID EASTERN RIGHT OF WAY LINE, ON A CURVE, TO THE RIGHT HAVING A RADIUS OF 1577.75 FEET, FOR AN ARC DISTANCE OF 157.75 FEET, SAID CURVE BEING SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 12°-50'-22" WEST AND A LENGTH OF 143.80 FEET; THENCE SOUTH 89°-54'-59" EAST, ALONG THE SOUTH LINE OF WOODRIDGE GROVE SUBDIVISION, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SAID SECTION NINE (9), THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 4, PAGE 29 IN THE PEORIA COUNTY RECORDER'S OFFICE AND SAID LINE EXTENDED, 437.85 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 2.763 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA)
WE, THE ALSTON ENGINEERING CO., INC., CIVIL ENGINEERS AND LAND SURVEYORS, DO HEREBY CERTIFY THAT WE HAVE SURVEYED AND SUBDIVIDED INTO LOTS, TO BE KNOWN AS "UNES SUBDIVISION", A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION NINE (9), TOWNSHIP NINE (9) NORTH, RANGE EIGHT (8) EAST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF PEORIA, PEORIA COUNTY, ILLINOIS. WE FURTHER CERTIFY THAT THE ABOVE FINAL SUBDIVISION PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION AS DRAWN TO A SCALE OF ONE (1) INCH EQUALS SIXTY (60) FEET.
WE FURTHER CERTIFY THAT NO PART OF THIS SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
WE FURTHER CERTIFY THAT THIS SUBDIVISION IS LOCATED WITHIN AN INCORPORATED CITY WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS NOW OR HEREAFTER AMENDED.
WE FURTHER CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
DATED AT PEORIA, ILLINOIS THIS 20TH DAY OF JUNE, 2006.

AUSTIN ENGINEERING CO., INC.

BY: *James A. Franklin*
JAMES A. FRANKLIN
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 1842



OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA)
I, JOHN L. UNES, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED JUNE 24, 1992 AND KNOWN AS THE "JOHN L. UNES REVOCABLE TRUST AGREEMENT", OWNER AND PROPRIETOR OF THE LAND SHOWN ON THE ABOVE FINAL SUBDIVISION PLAT, DO HEREBY CERTIFY THAT I HAVE CAUSED THE SAID SURVEY AND SUBDIVISION TO BE MADE AS SHOWN ON THE ACCOMPANYING FINAL SUBDIVISION PLAT TO BE KNOWN AS "UNES SUBDIVISION". I ACKNOWLEDGE SAID SURVEY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
EACH LOT OR PART THEREOF IN THIS SUBDIVISION SHALL BE SUBJECT TO RESTRICTIONS RECORDED IN A "DECLARATION OF RESTRICTIONS" PLACED ON RECORD IN THE PEORIA COUNTY RECORDER'S OFFICE FOR "UNES SUBDIVISION".
EACH CONTRACT FOR SALE, CONVEYANCE OR LEASE OF ANY SUCH LOT OR PART THEREOF, SHALL BE MADE EXPRESSLY SUBJECT TO THESE RESTRICTIONS, AND EACH PURCHASER, GRANTEE OR LESSEE IN THE ACCEPTANCE OF SUCH CONTRACT, CONVEYANCE OR LEASE, SHALL THEREBY SUBJECT HIMSELF, HIS HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS TO SAID RESTRICTIONS.
UTILITY EASEMENTS AS SHOWN, ARE HEREBY RESERVED FOR THE USE OF AMERICANOIL, ANY FRANCHISED TELEPHONE COMPANY, THE ILLINOIS-AMERICAN WATER COMPANY AND HEIGHT CABLEVISION, INCLUDING THEIR SUCCESSORS AND ASSIGNS, TO INSTALL, LAY, CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND/OR REMOVE WATER MAINS, UNDERGROUND GAS PIPELINES, ELECTRIC, CABLE TELEVISION AND TELEPHONE CABLES OR CONDUITS, WITH ALL NECESSARY ABOVE GROUND TRANSDUCERS AND SERVICE FEEDER INSTALLATIONS, FOR THE PURPOSE OF SERVING THE SUBDIVISION AND ADJOINING PROPERTIES WITH GAS, ELECTRIC, TELEPHONE SERVICE AND CABLE TELEVISION OR BULKY ACROSS ALL LOTS, SERVICE WIRE, PIPELINES AND/OR CABLES TO SERVE ADJACENT LOTS, WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES TO INSTALL, OPERATE AND MAINTAIN SAID UTILITY FACILITIES AND TO TIE IN OR REMOVE ANY TREES, SHRUBS OR BUSHES THAT INTERFERE OR THREATEN TO INTERFERE WITH SAID UTILITY FACILITIES.
NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENTS.
NO LOT IN THIS SUBDIVISION SHALL BE ELIGIBLE FOR PARTICIPATION IN THE CITY OF PEORIA'S "PRIVATE PROPERTY DEBRISAGE ASSISTANCE PROGRAM".
WE FURTHER CERTIFY THAT, TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THIS PROPERTY IS LOCATED WITHIN THE PEORIA PUBLIC SCHOOL DISTRICT UNIT 120.
IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THIS CERTIFICATE TO BE SUBSCRIBED TO THIS 20TH DAY OF JUNE, 2006.

JOHN L. UNES, REVOCABLE TRUST AGREEMENT

John L. Unes
JOHN L. UNES, TRUSTEE

OWNER'S NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA)
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT JOHN L. UNES IS PERSONALLY KNOWN ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY, IN PERSON AND ACKNOWLEDGED THAT HE SIGNED, SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES SET FORTH, AND ON HIS OATH STATED THAT HE IS DULY AUTHORIZED TO EXECUTE SAID INSTRUMENT.
GIVEN UNDER MY HAND AND SEAL THIS 21 DAY OF JUNE, 2006.

STATE HIGHWAY OFFICIAL'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA)
THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO 765 ILCS 205/2. HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED BY THE OWNER OF THE PROPERTY. A PLAN THAT MEETS REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.
DATED THIS DAY OF JUNE, 2006.

CITY OF PEORIA PLANNING AND GROWTH MANAGEMENT DIRECTOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA)
I HEREBY CERTIFY THAT THIS FINAL SUBDIVISION PLAT OF "UNES SUBDIVISION" IS SUBSTANTIALLY IN CONFORMANCE WITH THE APPROVED PRELIMINARY SUBDIVISION PLAT AND IS APPROVED THIS 22ND DAY OF JUNE, 2006.

PEORIA COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA)
I HEREBY CERTIFY THAT I HAVE THIS DAY EXAMINED THE TAX RECORDS OF THE PROPERTY SHOWN ON THE ATTACHED FINAL SUBDIVISION PLAT AND FIND NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND DESCRIBED IN THE SAID FINAL PLAT OF "UNES SUBDIVISION".
GIVEN UNDER MY HAND AND SEAL THIS 22 DAY OF JUNE, 2006.

STATE OF ILLINOIS)
COUNTY OF PEORIA)
JUN 26 2006
By: *Joseph E. Crowe*
JOSEPH E. CROWE, DISTRICT ENGINEER

John L. Unes
JOHN L. UNES, TRUSTEE

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